

FREEHOLD



43 BELVEDERE ROAD, BARROW-IN-FURNESS, LA13 0HS

£300,000

FEATURES

Superior Extended Semi-Detached Bungalow

Meticulously Upgraded By Current Owners

Air Source Heat Pump Central Heating

UPVC DG & Solar To Electric Mains

Stunning Kitchen/Breakfast Room

Lounge & Dining Room (Potential Bedroom 3)

Two Double Bedrooms & Shower Room

Low Maintenance Gardens

Garage, Utility Room & Block Paved Driveway

Early Inspection Strongly Advised



1



2



2



Garage,
Off Road
Parking



This beautifully presented and exceptionally spacious semi-detached bungalow has been recently extended and offers two generous bedrooms, with the potential to create a third, all set within the highly sought-after Roosecote area. The property enjoys a superb position close to a range of everyday amenities, including local shops, two popular family public houses - The Ship and Crofters - along with convenient bus routes providing easy access to Barrow town centre and Roose train station. With two excellent nearby schools, Yarlside Academy and Roose School, this home is well suited to a variety of buyers, including families. Further enhancing its appeal is a detached garage and utility room, together with a recently laid and gated block-paved driveway providing ample off-road parking. The accommodation has been meticulously upgraded and thoughtfully extended by the current owners, resulting in a stylish and comfortable home benefiting from some uPVC double glazing, an air-source heat pump central heating system, and solar panels supplying electricity directly into the property's mains supply. Internally, the bungalow offers a spacious bay-windowed lounge, a separate dining room, and a stunning extended modern family kitchen/breakfast room - ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, with fitted furniture to bedroom one, along with a contemporary luxury shower room. Externally, the property is complemented by good-sized, low-maintenance gardens to both the front and rear. Early viewing is highly recommended, and appointments are available through the offices of JH Homes.

Accessed through a PVC door into:

HALLWAY

Entrance door and storage cupboard, plus solid wood flooring and two radiators. Gives access to dining room, kitchen, two bedrooms and shower room.

LOUNGE

14' 11" x 11' 4" (4.55m x 3.45m)
Electric living flame fire with solid oak surround made by 'Old Charm'. Traditional decoration with cornicing, wood laminate flooring, three radiators and double glazed bay window to front. Open to:

DINING ROOM

13' 8" x 10' 3" (4.17m x 3.12m)
Wood laminate flooring, modern décor, radiator and double glazed window to front.

KITCHEN/BREAKFAST ROOM

19' 6" x 14' 3" (5.94m x 4.34m) (L-Shaped)
Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating deep bowl sink with drainer, mixer tap and splash back tiling. 5-zone induction hob with extractor hood, twin electric ovens, twin microwaves, dishwasher and space for American style fridge/freezer. Complete with click vinyl

flooring, radiator, space for a breakfast/dining table, two uPVC double glazed windows to rear and uPVC French style double glazed double doors to rear garden.

BEDROOM

13' 0" x 10' 6" (3.96m x 3.2m)
Alcove wardrobes with double hanging and drawers, wood laminate flooring, radiator and double glazed window to rear.

BEDROOM

11' 0" x 10' 7" (3.35m x 3.23m)
Double glazed window to rear and radiator.



SHOWER ROOM

Modern and traditional style three-piece suite comprising of high level flush WC, wash hand basin and shower cubicle. Heated towel rail, PVC panels to walls and double glazed window to side.

EXTERIOR

Well established and low maintenance gardens to the front and rear with AstroTurf. Summer house to rear ideal for relaxing evenings which is enclosed for privacy considerations. Driveway gives access to the entrance door and garage.

GARAGE

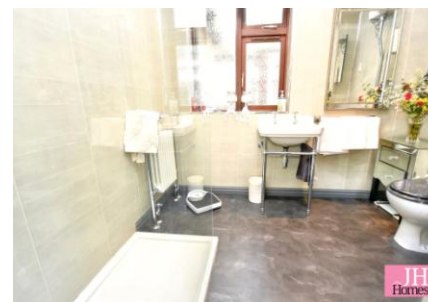
14' 10" x 9' 3" (4.52m x 2.82m)

Pedestrian door and light and power points.

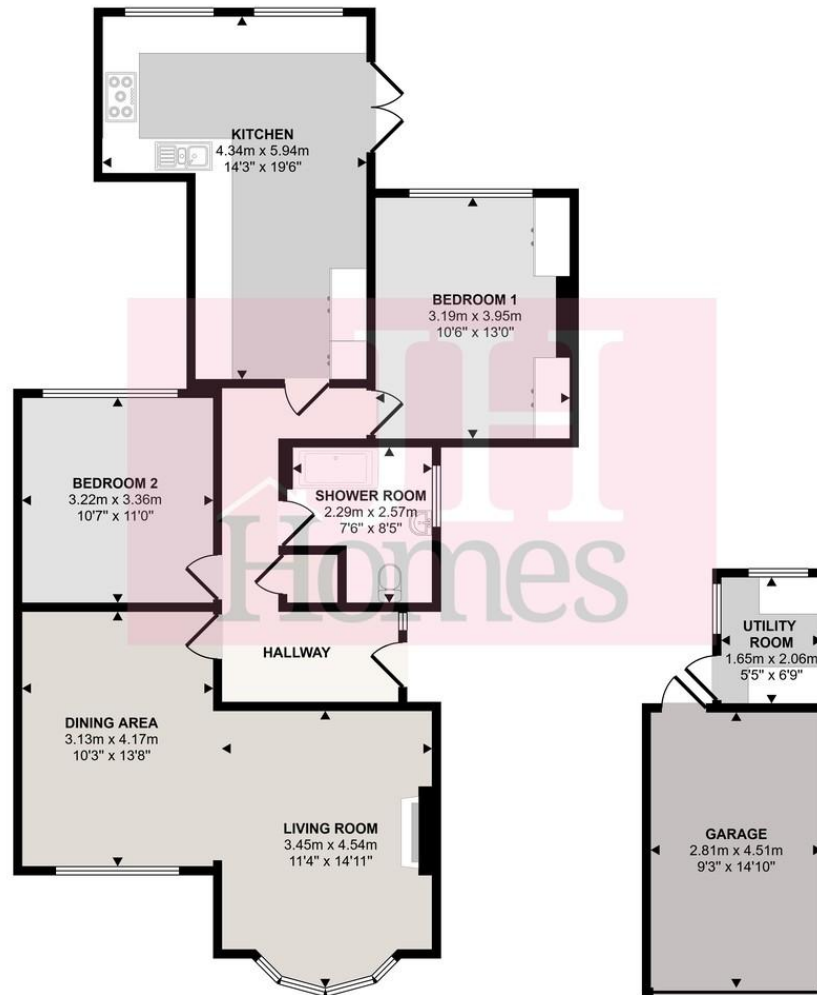
UTILITY ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Two windows, single base unit, worktops and plumbing for washing machine. Space for dryer and fridge/freezer, plus light and power points.



Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 90 sq m / 974 sq ft

Garage/Utility Room
Approx 16 sq m / 176 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water and electricity, solar heating and air source heat pump

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane. Turn left at the Old Smithy fish and chip shop and continue past Yarlside stores and The Ship Inn, take the following right into Balmoral Drive then first right into Belvedere Road.

The property can be found by using the following 'What Three Words': <https://w3w.co/cheeks.ripe.claim>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 89 B | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

